177.0	0006	0010.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,015,900 / 1,015,900
					USE VALUE:	1,015,900 / 1,015,900
					ASSESSED:	1,015,900 / 1,015,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VALERI ROBERT E & LORETTA J
Owner 2:	TRS/ M B REALTY TRUST
Owner 3:	
Street 1:	PO BOX 532
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1980, having primarily Aluminum Exterior and 4587 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7385.000	565,900	900	449,100	1,015,900
Total Card	0.170	565,900	900	449,100	1,015,900
Total Parcel	0.170	565,900	900	449,100	1,015,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 221.47 /Parcel: 221.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119810

GIS Ref

GIS Ref

Insp Date 07/05/18

!13908!

PREVIOUS ASSESSMENT

Parcel ID 177.0-0006-0010.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	565,900	900	7,385.	449,100	1,015,900		Year end	12/23/2021
2021	104	FV	535,100	900	7,385.	449,100	985,100		Year End Roll	12/10/2020
2020	104	FV	535,100	900	7,385.	449,100	985,100	985,100	Year End Roll	12/18/2019
2019	104	FV	487,300	900	7,385.	442,700	930,900	930,900	Year End Roll	1/3/2019
2018	104	FV	487,300	900	7,385.	340,000	828,200	828,200	Year End Roll	12/20/2017
2017	104	FV	455,800	900	7,385.	320,800	777,500	777,500	Year End Roll	1/3/2017
2016	104	FV	455,800	900	7,385.	295,100	751,800	751,800	Year End	1/4/2016
2015	104	FV	384,400	900	7,385.	275,900	661,200	661,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:57:11

LAST REV

Date	Time
08/11/20	10:54:35
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13908

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALERI ROBERT E	1042-100		4/5/1988	Convenience		No	No		
	765-119		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	119810
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2020	Mail Update	JO	Jenny O
7/5/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Measured	345	PATRIOT
4/18/2000	Inspected	264	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	276	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7385		Sq. Ft.	Site		0	70.	0.87	6									449,085						449,100	

Total AC/HA:	0.16954	Total SF/SM:	7385	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	449,085	Spl Credit		Total:	449,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.2	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.98365104
Const Adj.:	1.00439954
Adj $ / SQ:	148.197
Other Features:	126500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709124
Depreciation:	143243
Depreciated Total:	565881

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
1	7	3	M
Totals			
2	13	6	

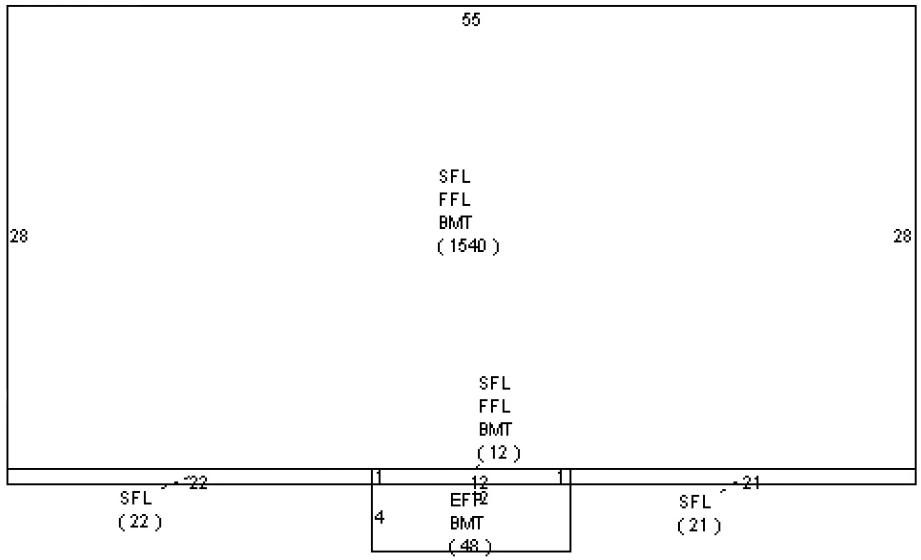
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	148.20
Special Features:	0	Val/Su Net:	118.02
Final Total:	565900	Val/Su SzAd	179.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,600	70.470	112,748
SFL	Second Floor	1,595	148.200	236,374
FFL	First Floor	1,552	148.200	230,001
EFP	Enclos Porch	48	72.920	3,500

Net Sketched Area:	4,795	Total:	582,623
Size Ad	3147	Gross Area	4795	FinArea	4587
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 177.0-0006-0010.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	A	Y	1	10X40	A	AV	1980	3.19	T	31.2	104			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900